

NOTICE OF SALE UNDER POWER OF DEED OF TRUST

TENNESSEE, MONROE COUNTY

By virtue of the power of sale contained in the Tennessee Deed of Trust from Amanda G. Salyers ("Grantor"), to A. Christopher White, Trustee ("Trustee") for the benefit of Peoples Bank of East Tennessee ("Bank"), the Deeds of Trust having been given to secure the obligations of Grantor to Bank, including without limitation, the obligations evidenced by a promissory note from Grantor to Bank, dated March 2, 2020, in the original principal amount of \$66,000.00, with interest from the date thereof at the rate specified (the "Notes"). The Deed of Trust has been recorded March 24, 2020, at Book X-36, page 518-525, in the Register's Office of Monroe County, Tennessee, as may have been amended. The undersigned will sell at public outcry to the highest and best bidder for cash on **November 10, at 1:30 p.m.** on the front steps of the Monroe County Courthouse, Madisonville, Tennessee, all or parts of real property known and designated as 206 Young Dr, Sweetwater, Tennessee, more specifically described as: Tax Map #23E/A/025.00

LYING AND BEING in the First Civil District of Monroe County, Tennessee, and in the City of Sweetwater, Tennessee, and being **Lot No. 17 in Block "B" of the Heuer-Young Heights Subdivision**, as said lot appears on the map, or plat, of said subdivision of record in the Register's Office for Monroe County, Tennessee, in **Plat Book 2, at Page 48**, and being more particularly described as follows:

BEGINNING at a point on the easterly side of Young Drive, at a corner with Lot No. 18, at an iron pin; thence running South 54 deg. 17 min. East 150 feet to an iron pin corner with undeveloped land; thence running South 24 deg. 13 min. West 76.8 feet to an iron pin corner at the rear of Lot No. 16; thence running North 65 deg. 23 min. West, with the line of Lot No. 16, a distance of 157.1 feet to an iron pin corner on the easterly side of Young Drive; thence running in a general northeasterly direction, with the easterly side of Young Drive, in a gradual curve or arch, a distance of 106.1 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT to a fifteen (15) foot utility easement on side and rear lot lines, subject to a 30 foot set back line on front and side lot lines, subject to all other restrictions and easements which may appear of record, and especially subject to the restrictions appertaining to this subdivision, which appear of record in the Register's Office for Monroe County, Tennessee, in Misc. Book 351 page 335.

BEING the same property quitclaimed to Amanda G. Salyers by Quitclaim Deed recorded September 13, 2019 in Warranty Deed Book 407, page 53 in the Registers Office for Monroe County, Tennessee.

The obligations secured by the Deed of Trust have been and are hereby declared due and payable because of default under the terms of the Deed of Trust and the Note, including but not limited to, the failure to make payments when due. The obligations remaining in default, this sale will be made for the purpose of applying the proceeds to the payment of the obligations secured by the Deed of Trust, accrued interest and expenses of the sale and all other payments provided for under the Deed of Trust, notice of intention to collect attorneys fees having been given as provided by law; and the remainder, if any, shall be applied as provided by law.

The Property will be sold as the property of Amanda G. Salyers, who, to the best of Bank's knowledge and belief, is the party in possession of the Property.

The Property will be sold "As Is," without express or implied warranties of any kind, subject to (a) all unpaid real and personal property ad valorem taxes and governmental assessments, and (b) all prior restrictions, rights-of-way, easements and assessments of record, if any, appearing of record prior to the date of the Deed of Trust and those appearing after the date of the Deed of Trust and consented to of record by Bank, as applicable.

Pursuant to T.C.A. §35-5-104(d), the following interested parties are also receiving Notice:

Leslie Salyers Jones
Ameris Bank c/o CT Corporation System
Ameris Bank c/o Emily Louise Nenni, Esq.

Jerrold D. Farinash, Esq. Substitute Trustee, (TN BPR # 10220) 100 West M L King Blvd., Ste. 816, Chattanooga, TN 37402 (423-805-3100).

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